

# An Overview of the Focus Groups established for the Zoning Code Rewrite Project

City Council Work Session  
February 23, 2010



**CITY FORM**  
**FLAGSTAFF**  
**ZONING CODE UPDATE**

# Overview of the presentation



## Review of the following Focus Groups

Housing Code

Landscaping

Neighborhood Planning

Outdoor Lighting

## Council discussion and questions

# Focus Group Work Sessions



- January 26<sup>th</sup> -- Introduction/4 Focus Groups
  - Building and Fire Code
  - Design Guidelines
  - Downtown
  - Economic Development
- February 23<sup>rd</sup> -- 4 Focus Groups
  - Housing
  - Landscaping
  - Neighborhood Planning
  - Outdoor Lighting
- March 9<sup>th</sup> -- 3 Focus Groups/CAG/Conclusion
  - Process and Procedures
  - Signage
  - Trees and Resources

# Housing Focus Group



5 meetings held

- Walkable neighborhoods – higher densities & variety of building types to support transit options
- More residences in commercial areas on all floors – Milton and Rt. 66 corridors
- Transitional Housing
  - Revisit homeless shelters
  - Easier permitting process for emergency housing
  - More options for senior housing/assisted living
  - Group homes – a limitation on density?
- Encourage and allow cohousing and mini-dorms – more housing options for students

# Housing Focus Group



- Compatibility of new development
  - Integrate new development into existing neighborhoods based on scale, character, etc.
  - Especially important in older neighborhoods -- this also applies City-wide
  - Gentrification – ensure new development does not cause long-term residents to move out
- Ensure that new affordability standards promote economical development
- Need a policy for replacement of deteriorating manufactured homes – more flexibility

# Housing Focus Group



- Supportive of the (then) proposed Attainable Set-Aside Policy for Housing Incentives
  - Simple, clear, concise, effective and usable
  - Cross reference in the new zoning code
  - Density bonuses are an essential tool
  - Don't preclude affordable housing in any zone
- Allow ADUs in all zones – also commercial zones
- Encourage existing SFR in commercial zones – Termination of Nonconforming Use by CUP
- Reduce the minimum lot size in residential zones for infill projects – greater affordability

# Housing Focus Group

- Recommendations forwarded to others
  - Regional Plan – many good policy ideas
  - Engineering Standards – create a lower (but not less safe) standard for housing projects to lower cost
  - Infill incentives policy
  - Supportive of the future PMO – but concern for gentrification



# Landscaping Focus Group



6 meetings held

- **Strengths of the existing landscape standards**
  - Provides some level of landscaping and buffers
  - Mechanism for consistent application
  - Requires street trees
  - Water conservation is somewhat facilitated
  - Good for large sites
- **What does not work**
  - Not good for small sites
  - Unclear what is "required" v "recommended"
  - Outdated and complex
  - Weak on irrigation and water conservation
  - Monoculture of landscaping – frequent use of the same plants
  - Poor landscape design is common
  - Lacks sustainable practice



# Landscaping Focus Group



- Landscaping principles and philosophy
  - Potable water for watering plants!
  - Long term sustainable practices
  - Integral part of site design – not an after thought
- Coordinate City's public and private development plant lists
- User friendly and simple – a tool that promotes diversity, character and form with flexibility
- General landscape issues applied at the City scale
  - Landscape palette should vary based on a site's location
  - Keep variety as an option with a common thread - consistency of street trees
  - Incentives to remove asphalt – create landscape areas

# Landscaping Focus Group



- Many ideas for an appropriate landscape palette for Flagstaff
  - Sub-committee for a revised landscape plant list
- Suggestions on revised landscape stds./requirements
  - Xeriscape standards – zones of water use
  - Native plants – water budget
  - Flexibility based on site – not “landscaping by the numbers”
  - Address irrigation standards
  - Parking lots and landscape design – include LID
- Requirement for a landscape architect
- Community gardens

# Landscaping Focus Group



- Edible landscaping
- Users guide/pattern book
- Concluding thoughts:
  - Allow water harvesting and reuse
  - Native plants with smaller sizes
  - Water budget determines planting requirements
  - Allow temporary irrigation systems – reduce costs
  - Promote sustainable landscape practices
  - More effective enforcement



# Landscaping Focus Group



# Neighborhood Planning FG



5 meetings held

- New code acknowledge, maintain and support the diversity and richness of Flagstaff's neighborhoods
- What defines a neighborhood?
  - People
  - Character
  - Civic space
  - Corner stores
  - Porches
  - Balance
  - Convenience
  - Schools
- City wide issue with parking in neighborhoods
  - Allow parking on the street all year?
  - Address specifically in infill and new developments
  - Leave existing alone – i.e. OK to park in front yard?



# Neighborhood Planning FG

- Parking issues with rental units and students
- Accessory Dwelling Units (ADUs) are good
  - Truly accessory – small scale
  - Ensure privacy
- Connectivity is important – but slow through traffic
  - Better street design – narrower
  - On-street parking
  - Make neighborhoods more walkable
- New development in scale and character with the neighborhood





# Neighborhood Planning FG



- Home-based businesses – home occupations and live/work units
- Recommendations forwarded to others
  - PMO is important to maintain neighborhood character
  - Regional Plan – numerous great ideas to strengthen and protect neighborhoods



# Outdoor Lighting Focus Group



5 meetings held

- Simple, clear, concise, effective and user friendly
- **Revise the purpose statement – less astronomical in intent**
- Lots of detailed recommendations – now incorporated into the draft code
- **Some examples of details include:**
  - Address new light fixtures on existing buildings
  - Refine the lighting zones
  - Update the sports lighting section
  - Think about new technologies – LED, etc.
  - Nonconforming lights – 50% of light pollution

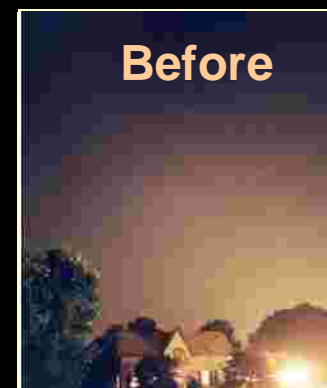




# Outdoor Lighting Focus Group



- Some examples of details include:
  - Residential lighting – one location in the code with clearer standards
  - Clarify required lighting for walkways – whiter light
  - Amend definitions
  - Architectural and landscape lighting
  - Sign lighting
- Recommendations forwarded to others
  - City staff -
    - Add lighting zones as GIS layer
    - Continue education with the Dark Skies Coalition



# Focus Group Work Sessions



- January 26<sup>th</sup> -- Introduction/4 Focus Groups
  - Building and Fire Code
  - Design Guidelines
  - Downtown
  - Economic Development
- February 23<sup>rd</sup> -- 4 Focus Groups
  - Housing
  - Landscaping
  - Neighborhood Planning
  - Outdoor Lighting
- March 9<sup>th</sup> -- 3 Focus Groups/CAG/Conclusion
  - Process and Procedures
  - Signage
  - Trees and Resources

# Summary

## Review of the following Focus Groups

Housing Code

Landscaping

Neighborhood Planning

Outdoor Lighting

Council discussion and questions



## THE 5 Cs OF GOOD PLANNING

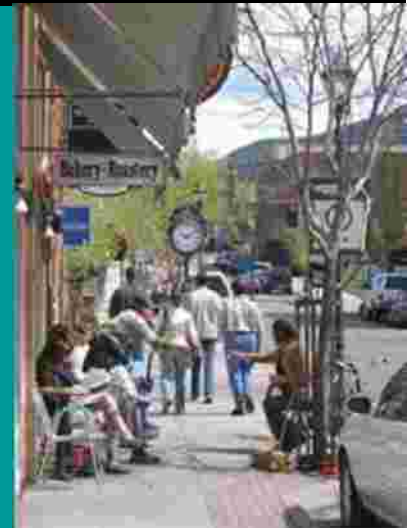
Compact

Complete

Connected

Complex

Convivial



# Discussion



[www.Flagstaff.Az.gov/zoningupdate](http://www.Flagstaff.Az.gov/zoningupdate)

[reastman@flagstaffaz.gov](mailto:reastman@flagstaffaz.gov)

928-779-7631 Ext 7606



## THE 5 Cs OF GOOD PLANNING

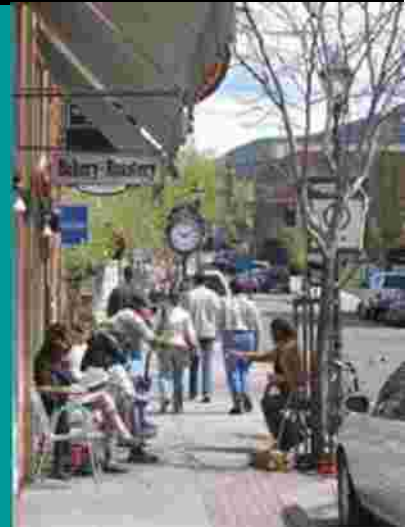
Compact

Complete

Connected

Complex

Convivial



Courtesy of Andres Duany

# Discussion

